



Turtle Talk

December 2023

President's Message

By: Russ Gill, Board President



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TURTLE TALK proof readers check articles for errors in spelling, punctuation, grammar, and sentence structure.

The author of each article is responsible for the factual accuracy.

Turtle Rock's transition to our new property management company, Civix, happened on November 1. Justin Gonzalez, Civix Partner, attended our board meeting and provided a brief overview of himself and Civix. The Turtle Rock community office number to contact either Nanette Thomas or Nan Patton remains 941-921-3865.

We have completed all of the data transfers from Sunstate to Civix. You will soon be receiving communications from Turtle Rock and Civix with information on accessing the new software AppFolio. The "invitation" will come from Civix via email with instructions on how to establish

an account on the property management software, AppFolio. I encourage you to establish your account since much of the paperwork and contacts will be done through AppFolio.

Civix will conduct training sessions for owners and residents on the use of AppFolio in January.

This training will show you how to use and access your property's records, including your payment history, ARC forms and any other documents associated with your unit. You will be able to pay your quarterly assessments on-line or update your personal information or fill out an ARC form.

Continued on page 2

2023 Board and Committee Liaisons

President's Message, Continued



Russ Gill 941-928-9833
President
president@myturtlerock.com
Gate Access TF liaison



Kathrin Harris 941-228-4588
Vice President, Treasurer
treasurer@myturtlerock.com
Landscape/Grounds liaison
Declaration Rewrite liaison



Grace Boehm 908-415-2051
Secretary
secretary@myturtlerock.com
FIRRM liaison
Communications liaison



Curt Gilroy 703-577-4841
Assistant Treasurer
assistanttreasurer@myturtlerock.com
ARC liaison
Natural Assets liaison



Patrick Murphy 215-570-5717
Governor
governor1@myturtlerock.com



Ryan Ginter 941-724-3373
Governor
governor2@myturtlerock.com



Phil Grayton 978-828-2781
Governor
Governor3@myturtlerock.com
Honore Border TF liaison

***Board meetings will be held the
LAST Thursday of each month
starting at 6:30pm during 2024.***

At the November 30 board meeting the Board approved

- (1) funding for the trimming of twelve trees
- (2) a contract with AVC Home Solutions to provide property maintenance service for 2024.

The board also approved two new members to the Honore Border Task Force and one new member to the Landscape Committee.

If you have not already done so, I **ask that you obtain the needed login information including your password from Nanette** so you can use the GateAccess system to register your visitors. You can enter them into the system as permanent visitors or visitors for a fixed period of time. You can access the GateAccess system either from your computer at gateaccess.net or from your smart phone by downloading the mobile app GateAccess from your app store.

There are still tickets available for the holiday trolley at 7:00, 7:30 and 8:00. If you would like a pleasant ride through the neighborhood looking at our Christmas lights with friends and neighbors, please contact Nanette or Nan for information to obtain tickets. ◆

CAM CORNER

By: Nanette Thomas, Community Association Manager



Civix, our new Management Company, is off to a great start! I have been able to start using the new software program and it is very user friendly. I think that you will appreciate the easy access that owners will soon have, to the financials, submitting ARC requests, Compliance issues etc. As a reminder, if you need to contact me, sometimes the best way is to reach me by email at communitymanager@myturtlerock.com. Our new Administrative assistant, Nan, is in the office, Monday through Friday, from 12:00pm until 4:00pm.

Nanette Thomas
Civix Property Management
 Communitymanager
[@myturtlerock.com](mailto:communitymanager@myturtlerock.com)
 941-921-3865
 941-921-3808 fax

Wishing Everyone a very Happy Holiday season, Enjoy every minute!



Treasurer's Report

By: Kathrin Harris



Year-to-Date Ending

October 2023

	Actual	Budget	Diff
Income: Assessments and other	\$ 1,425,326	\$ 1,420,629	\$ 4,697
Expenses:			
General and Administrative	\$ 347,116	\$ 375,480	(\$ 28,364)
Common Grounds	197,156	203,541	(\$ 6,385)
Access Control/Gatehouse	315,504	300,000	\$ 15,504
Facilities Maintenance	144,517	129,686	\$ 14,831
Utilities	74,974	74,276	\$ 698
Reserves Contributions *	337,646	337,646	\$ 0
Total Expenses	\$ 1,416,913	\$ 1,420,630	(\$ 3,716)
Net Income y-t-d	\$ 8,413		

* Reserves expenses: total paid y-t-d \$200,055
 In OCTOBER: \$59,070: balance ph4 pond erosion repair; \$1500: asphalt repair north gate; \$5536: new picnic tables and bench for basketball court

Assessments: Outstanding HOA Fees— (4th Qtr dues became payable in October)
 (0-90 days) \$ 22,311
 (91+ days) \$ 15,235
 Total \$ 37,546 — \$18,464 more than prior month total

For more detailed monthly and annual financial information, dating back to 2015, please visit our website's Resident Only page: <https://www.myturtlerock.com/community-assoc/residents-only-v2/>
 This is a password protected section; please email letstalkturtlerock@gmail.com, and request the PW by providing your name and TR address.

TR ANNUAL

TOUR OF LIGHTS TROLLEY

JOIN US FOR A JOLLY
GOOD TIME!

FRIDAY, DEC 15TH

6:00 PM-10:00 PM

SIGN UP FOR YOUR FIRST 3 CHOICES FOR
YOUR TIME SLOT AT
TURTLE ROCK FAMILIES@GMAIL.COM

6:00, 6:30, 7:00, 7:30, 8:00, 8:30, 9:00

Last name A-L please bring
an appetizer and M-Z please
bring a dessert

\$10 ADULT TICKET
\$5 CHILD TICKET

CHECK MADE OUT TO
JENNIFER WICK OR CASH
DROPPED OFF BY 12/08/23 @
4940 SABAL LAKE CIRCLE OR
VENMO JENNIFER-WICK-1

Architectural Review Committee

*****PLEASE NOTE:*****

**ARC REQUESTS DUE NO LATER THAN
DECEMBER 13 THIS MONTH.**

*Darkness cannot drive out darkness: only light
can do that. Hate cannot drive out hate:
only love can do that.”*

*... Martin Luther
King Jr*



Nominating Committee

By: Dodie Neuhauser, Member

Attention All Residents...

The Turtle Rock Nominations Committee is seeking applicants to serve on the Board of Governors. Only self-nominations are accepted because serving on the Board is a responsibility that requires a personal commitment of three years, unless filling a vacancy, and a desire to fulfill that commitment. Board members do more than merely attend the monthly meetings. Each of Turtle Rock's task forces and committees has a Board member who serves as a liaison to the Board. The Board works closely with both the management and vendors to ensure that we remain a desirable community in which to live. Once elected the Board has its Organizational meeting and elects its officers, who take on added responsibility.

Turtle Rock home owners at least 21 years of age who meet the minimum requirements are eligible to self-nominate. You must:

- not be delinquent in payment of dues or other monetary obligation to the Association;
- not be in violation of TR rules, and
- not have been convicted of a felony (if so, have your civil rights restored for five years)

We are looking for those individuals who have taken the time to familiarize themselves with our governing documents

(Declaration and By-Laws) and with the Turtle Rock Owner's Manual (TROM), both of which can be found on the website www.myturtlerock.com under the heading Community Association Documents. You may also be a good candidate based on your professional background and experiences or on your participation on other Boards and committees.

All owners will receive the nominations materials in the mail. Applications are due in the Turtle Rock Community Center no later than **1 pm on January 12**. If there are more candidates than open positions, a Meet the Candidates Night (required attendance for applicants) will be held in person and via Zoom, with elections to follow . Once they begin their 3 year term, newly elected Board Members will also need to complete an approved course pertaining to FL statutes for HOAs which is free and available online.

**Check out the Nominations Forms
on the Turtle Rock Website.**



Turtle Rock Board of Governor's Election



Candidate Applications Due

January 12, 2024 1:00 p.m.



Candidate's Night

February 8, 2024 6:30 p.m.



Annual Member Meeting

February 29, 2024 6:30 pm

Ballots and Proxies due

**You can find all the necessary Nominations Forms on
the Turtle Rock Website.**

Mark Your Calendars!

TURTLE ROCK'S ANNUAL



February 10 from 8-11:30am

at individual homes

NO fee required to participate! To include your address on the community maps handed to shoppers at the gate showing participant sellers' addresses, simply email your name, phone # and address to

letstalkturtlerock@gmail.com

no later than January 31, 2024

Please Note: owners are responsible for their own sale



**Sarasota county-sponsored
Hazardous Waste Pick-up
February 20, 2024**

10-12 am

**Volunteers are needed to help with
traffic flow, greet, and unload**

Write to letstalkturtlerock@gmail.com

Types of items accepted

- Adhesives and glue
- Automotive products
- Fertilizers
- Pool chemicals
- Aerosols
- Cleaners
- Fluorescent lamps
- Propane cylinders
- Antifreeze
- Electronics
- Gasoline
- Rechargeable batteries

Turtle Rock Academy

By Curt Gilroy



Need Volunteers to Join the Turtle Rock Academy

The Turtle Rock Academy hosts a series of lectures and presentations by noted authorities throughout the year. Speakers include artists and musicians, academicians, public policy makers, scientists, authors, actors, and other personalities. Presentations are held at the Community Center and last for approximately one hour. One recent lecture has been by the Chief Operating Officer of the Sarasota International Airport speaking about the operation and expansion of the airport. Another was by a Mote Aquarium official speaking on the building and features of the new Aquarium in Sarasota. We have had a violinist, an authority on birds, and a presentation by a member of the Flying Wallender circus.

This is a most worthwhile opportunity to bring talented and noted authorities to our community in an informal setting. Anyone interested in participating in working on the Academy program should contact our manager, Nanette Thomas at the Community



Trivia night, what a hoot!



In case you missed it....the “Brainy Bunch” was there who were in stark contrast to the “Know Nothings”. Of course “The Best Shots”, and “The Loopers” were great competition for those in “The Kitchen”. “The Winners” changed quickly into “The Losers” as the game progressed. “The Blues” were sad as Fran forgot to take pictures. It was a fun filled evening and all The Beautiful People went home. So don’t miss our next fun filled Trivia Night. All are invited.

Submitted by Fran Sola

Sponsored by the Women’s Club

Turtle Rock Women's Club



NEIGHBORHOOD GLOW RIDE

SUNDAY, DECEMBER 10, 2023 @ 6:00 p.m.

Meet outside the Community Center

The Turtle Rock Women's Club invites you to take a leisurely bike ride and enjoy looking at all the holiday lights. We will ride through Turtle Rock and if there is interest, we may ride through some other nearby neighborhoods as well. If you want to be more festive, light up your bike. Glow sticks are inexpensive at the dollar stores or battery operated lights can be purchased at many local stores. Costumes are always welcome. We are planning a snack stop to refuel and socialize. Please let us know you are coming so we can plan how much to have.

RSVP to Kay Consigny at turtlerockwomensclub@gmail.com.



Interested in joining the Turtle Rock Women's Club? Contact Pam Paterson at pfp1963@gmail.com or Diane Spinella @ dianespinnella@gmail.com

For information. ♦

Turtle Rock Men's Club

Ken Roseman

PLAN ON ATTENDING!

December 13th Holiday Luncheon Mattison's Forty-One

7275 South Tamiami Trail

Our guest speaker will be Megan Howell, Executive Director,
Founder of Second Heart Homes



SAVE THE DATE!

On January 17th, the Member's luncheon will be held at
Super Buffet Sushi & Grill on Fruitville Road.

This luncheon will be complementary for dues paying members.

At the January luncheon, Officers will be elected to lead the Club in 2024. If you have an interest in helping plan activities and in increasing the membership, we would love to hear from you. Contact a current Board member for additional information.

If you are a golfer, consider joining your neighbors for a round at Serenoa Golf Club each Thursday morning. Send an email to TRMCGolf@gmail.com to sign up or for more information.

December Birthdays

We wish the following a **Happy Birthday!**

If I have missed anyone, email me and I will update the TRMC website.

**Scott Hain, Michael Leahy, Webster McDonald,
Tappan Naag, Sergio Perez, Michael Vespoli**



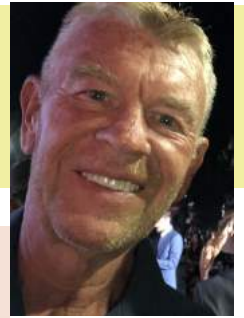
We Wish Everyone Happy Holidays

If you know of someone who may be interested in joining the Men's Club, please have them call or text Bill Kozlowski at 630-373-7829 or

turtlerockmensclub@gmail.com.

From The West Corner Of...

By: Steve West, Resident Columnist



Food Marketing

Despite its Danish-sounding name, Häagen-Dazs was established in New York as a clever marketing strategy. The name itself doesn't have any specific meaning in Danish or any other language. Instead, it was crafted to convey a sense of sophistication and premium quality. The two little dots hovering over the first "a" in Häagen are known as an umlaut, traditionally employed to indicate a change in pronunciation. Interestingly, however, Danish, the language that inspired the name Häagen-Dazs, does not even incorporate umlauts in its language.

The City of Brotherly Love has clear-cut claims on many food origins — cheesesteaks, stromboli, and even root beer. But despite the name, Philadelphia Cream Cheese is definitely not from Philly. The iconic dairy brand secured its misleading name (and gold-standard status) thanks to a marketing ploy that's been working for more than 150 years ...

and it's all because of Pennsylvania's reputation for impeccable dairy. Small Pennsylvania dairies of the 18th and early 19th centuries were known for using full-fat milk and cream to make rich cheeses — in contrast to New York dairies, which mostly used skim milk — and because the perishables couldn't be easily transported, they gained a reputation as expensive luxury foods.

So when upstate New York entrepreneur William Lawrence began making his skim milk and (for richness) lard-based cream cheese in the 1870s, he needed a name that would entice customers and convey quality despite it being made in Chester, New York, and not Philadelphia. Together with cheese broker and marketing mastermind Alvah Reynolds, Lawrence branded his cheese under the Philadelphia name in 1880, which boosted sales and promoted its popularity with home cooks well into the early 1900s.



By: Michelle van Schouwen, Secretary NAC



Thank you for naming Turtle Rock’s ponds!

The Natural Assets Committee (NAC) is grateful to everyone who submitted names for the community’s 31 ponds. The naming decisions were challenging because residents provided so many outstanding choices. If your name wasn’t chosen, please accept our thanks – and know that NAC weighed them all.

Pond 1
Turtle Rock Lake

Pond 2
Spoonbill Pond

Pond 3
Hidden Pond

Pond 4
Pelican Pond

Pond 5
Outback Pond

Pond 6
Sweetwater Pond

Pond 7
Serenity Pond

Pond 8
Meadows Pond

Pond 9
Turtle Corner

Pond 10
Otter Run

Pond 11
Reflections Cove

Pond 12
Little Sabal Lake

Pond 13
Big Sabal Lake

Pond 14
Limpkin Pond

Pond 15
North Basin

Pond 16
South Basin

Pond 17
Sunset Pond

Pond 18
Heron Pond

Pond 19
Sanctuary Pond

Pond 20
Crane Pond

Pond 21
Egret Marsh

Pond 22
Duck Pond

Pond 23
Ibis Pond

Pond 24
Anhinga Pond

Pond 25
Long Pond

Pond 26
Golden Pond

Pond 27
Kingfisher Haven

Pond 28
Birdsong Marsh

Pond 29
Osprey Marsh

Pond 30
Duck Pond

Pond 31
Bass Pond

Continued on next page

Natural Assets Continued...

Guided Nature Trail Walks

The Natural Assets Committee (NAC) will conduct another series of nature trail walks starting in December. These will be on weekend mornings. The trail is 1.5 miles long one way. Walks will begin at the community center, and walkers have the option of returning on the trail or finishing their walks at Palmer Ranch Parkway. The NAC host will show walker the new trail directional markers, native plants, birds, other wildlife, and important pond water flow structures. Please plan to bring drinking water, wear sneakers or other walking shoes, and consider insect repellent.

Retention Pond Shoreline Restoration News

Turtle Rock vendor Crosscreek Environmental Services recently completed pond shoreline restoration for ponds 5, 27, and 31. You may have seen the installation of Geotube® borders and new sod along the restored shorelines. This work protects Turtle Rock property and reclaims eroded land behind houses.

Crosscreek has installed beneficial aquatic plants along the littoral zones where Geotube has been added.

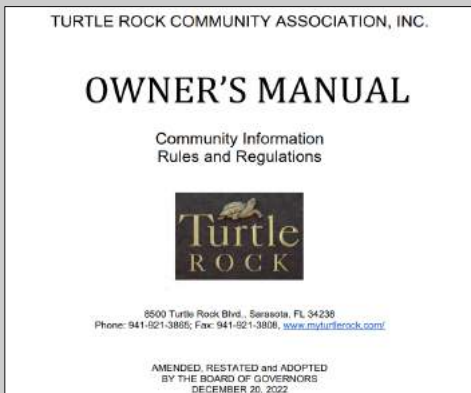


T.R.O.M. TRIVIA

by Steve West



Editor's Note: The Turtle Rock Owner's Manual provides the rules we choose to live by. Each month, *Turtle Talk* contributor Steve West picks random subjects to quiz readers about. Here are this month's



1. The Board of Governors is responsible for determining if a residence is in “non-compliance” of any and all guidelines and R&Rs. It is they who will decide if a fine and/or suspension will be levied.
2. We have a number of committees, all with specific responsibilities, but only two committees are mandated under the TR Protective Covenants. Can you name them?

3. Pool regulations state, “Bathers must shower before entering the community pool.” This is not only a TR rule, but also a Florida state law. True or False?

Find answers in the TROM on the Turtle Rock website (under Documents tab), or look on page 17



Chalk Art



Art By:
Donna Wolfson

Our favorite chalk artist said it's finally cool enough to get down on the sidewalk to draw.

Thanks Donna!

This one is titled...

“ I just painted myself into the #%!?* corner!”

Landscape & Grounds

By Jodi Cunnison



The Committee met on November 8th at the Community Center. In attendance were co-chairs Curt Gilroy and Joan Howe, Board liaison Kathrin Harris, and members Dave Alcala, Diane Geramanis, Emily Miller, Jodi Cunnison and new member Deirdre Cronin. Welcome Deirdre! Also in attendance were Nanette Thomas from Civix Property Management, and Shane Battle from Bloomings.

Shane provided an update for Bloomings. The beds along Turtle Rock Blvd have been mulched, following a debris cleanup by Bloomings. The irrigation system behind the north side of Nice Way was repaired in October, and the vines and weeds growing throughout the Areca Palm hedge were removed. Stepping stones and additional plantings were added to the Serenity Garden, and Bloomings will be replacing any plants that have died in the garden. Sod has been laid at the south entrance where the dead Arboricola hedge had been removed, and mulch has been added around the flagpole at the Community Center.

Since we are still experiencing a drought, the installation of carissa plants at both medians at the north and south gates, along with the replacement of the dead plants at various street corners along Turtle Rock Blvd will be delayed until the cooler weather moves in, which will hopefully bring us much needed rain.

Discussion was had regarding the exact placement of two new Shady Lady trees by the south gate overlooking the pond, along with the placement of several additional trees along Turtle Rock Blvd as per the Board of Governors approved landscape refurbishment. The Committee will get back to Shane regarding the exact placements of all trees. The bare spots in the hedge along Central Sarasota Parkway will be filled in with Pitch Apple trees in November. Shane was asked to come up with an estimate to improve the irrigation system at various street corners along the Blvd, along with an estimate to replace the dying hedge along Pond 6.

The bare spots in the hedge along Central Sarasota Parkway will be filled in with Pitch Apple trees in November. Shane was asked to come up with an estimate to improve the irrigation system at various street corners along the Blvd, along with an estimate to replace the dying hedge along Pond 6.

The Committee is continuing to investigate a solution to the shell sidewalk repair at the Community Center, along with what is to be done about the condition of our deteriorating street lights. The Community Pool shower was replaced in October and the new carriage lighting for our guard houses will be completely installed by the beginning of December. Make sure to check out how attractive they are!

Our holiday lighting and decorations at both gates will be installed in house by AZ Velez and Larry Mullen by December.

Happy Holidays to all

Submitted by Jodi Cunnison on behalf of the Committee.

A Fond Fairwell



As we pack our boxes, preparing to move closer to our families out of state, we can't help but pause on these beautiful Florida days to take in the beauty that is Turtle Rock Pond #4. A juvenile bald eagle caught our eye, this particular morning, and soon we were visually serenaded by four magnificent adult birds. Two decided to rest on our favorite tree, right across the pond from our morning coffee perch.

Although usually occupied by mating great blue herons, these bald eagles were king of the tree that day, hanging around long enough for plenty of photos, and more importantly, a proper farewell. Thanks for the show!

**Deb and Neal Tishman,
Nealtish@gmail.com.**



Nature Walk Anyone??



Nancy Tomb and I have been walking the TR nature trail. At pond 3, we saw an osprey dive for a fish, but then a bald eagle swooped down to steal its dinner!

Ginny Cheatham

We also spotted this beautiful
Wood Stork



Answers to TROM TRIVIA

Answers:

1. True; however, a Hearing panel will determine whether to confirm or reject the Boards decision. The decision of the Hearing Panel is the final word. (TROM I, C, 2)
2. The Architectural Review Committee and the Hearing Panel (TROM I, C, 5)
3. True. (TROM II, D, 5)



The Newsletter Team

The Communications Committee is always interested in input from the community. If you have a knack for writing, have ideas for a monthly column, or are willing to take photos of interest to the community, please contact us.

Also, if you have a gripe or a word of praise, let's hear it.

Send comments, suggestions and articles for consideration to:

letstalkturtlerock@gmail.com

(Text must be in Word, Photos as JPEG.) THANKS for getting involved!

Committee Members

Kim Weiser, Chair

Donna McCarthy & Pat Rotondo, Welcome Team

Penny Lind & Judy Bentz, Special Projects

Board Liaison: Grace Boehm

Newsletter Staff

Judy Bentz, Turtle Talk Editor

Steve West & Diane Geramanis, Contributing Writers

Proofreaders: Charlotte Jones and Grace Boehm